

013.A

0001

0060.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
682,100 / 682,100
682,100 / 682,100
682,100 / 682,100
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		MARGARET ST, ARLINGTON

OWNERSHIP

Unit #: 60

Owner 1: YAU SHUK TING	
Owner 2:	
Owner 3:	

Street 1: 60 MARGARET ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: JACOBSEN WESLEY M & -

Owner 2: YAU SHUK TING -

Street 1: 125 PLEASANT ST APT 401

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2002, having primarily Clapboard Exterior and 2144 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7427																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	682,100			682,100		240291
							GIS Ref
							GIS Ref
							Insp Date
							06/08/18

PREVIOUS ASSESSMENT									Parcel ID	013.A-0001-0060.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	682,100	0	.	.	682,100		Year end	12/23/2021	
2021	102	FV	670,100	0	.	.	670,100		Year End Roll	12/10/2020	
2020	102	FV	658,100	0	.	.	658,100	658,100	Year End Roll	12/18/2019	
2019	102	FV	642,100	0	.	.	642,100	642,100	Year End Roll	1/3/2019	
2018	102	FV	583,800	0	.	.	583,800	583,800	Year End Roll	12/20/2017	
2017	102	FV	523,000	0	.	.	523,000	523,000	Year End Roll	1/3/2017	
2016	102	FV	523,000	0	.	.	523,000	523,000	Year End	1/4/2016	
2015	102	FV	501,000	0	.	.	501,000	501,000	Year End Roll	12/11/2014	

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
JACOBSEN WESLEY	71971-378	2	12/5/2018	Convenience		1	No	No			
JACOBSEN WESLEY	64946-412		2/25/2015	Convenience		1	No	No			
RADHAKESOON VI	52522-121		4/3/2009		537,500	No	No				
DORMAN CALLENDE	43971-370		10/27/2004		460,000	No	No				
DORMAN CALLENDE	39703-438		6/27/2003	Family		99	No	No			
WHELAN THOMAS J	35742-181		6/24/2002		438,000	No	No				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
6/8/2018									Measured		DGM	D Mann					

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 8 - Condo TnHs.				Full Bath: 2	Rating: Very Good																		
Sty Ht: 3 - 3 Story				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1 - Concrete				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																		
Prime Wall: 2 - Clapboard				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1													
Color:				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir: N - NONE				Frpl:	Rating:			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: B- - Good (-)				CONDOS INFORMATION				Lvl 2															
Year Blt: 2002	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdict:	Fact: .			Floor: M - Multi-Level				Totals	RMs: 6	BRs: 3	Baths: 2	HB: 1											
Const Mod:				% Own: 50.000000000																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION																			
Avg Ht/FL: STD				Phys Cond: VG - Very Good	5.1 %																		
Prim Int Wal: 2 - Plaster				Functional:		%																	
Sec Int Wall: 10 - None	%			Economic:		%																	
Partition: T - Typical				Special:		%																	
Prim Floors: 3 - Hardwood				Override:		%																	
Sec Floors:		%		Total:	5.1 %																		
Bsmnt Flr: 12 - Concrete				CALC SUMMARY																			
Subfloor:				Basic \$ / SQ: 250.00																			
Bsmnt Gar:				Size Adj.: 0.77985072																			
Electric: 3 - Typical				Const Adj.: 0.99989998																			
Insulation: 2 - Typical				Adj \$ / SQ: 194.943																			
Int vs Ext: S				Other Features: 57250																			
Heat Fuel: 1 - Oil				Grade Factor: 1.21																			
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.25000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100	% AC: 100			LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 718753																			
% Com Wal	% Sprinkled			Depreciation: 36656																			
				Depreciated Total: 682097																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 013.A-0001-0060.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc					
More: N	Total Yard Items:													Total Special Features:					Total:				